



Development Services

Guidelines for RV/Park Model/Manufactured Home Patio Enclosure (Arizona Room)

Purpose and Intent: This guideline applies only to patio enclosures or “arizona rooms” located at recreational vehicles, park models, or manufactured homes located within an existing RV or MH park. It does not apply to livable additions at manufactured homes. This guideline is provided to assist applicants in obtaining building permits, and represents minimum requirements for all plans. Each project is unique, so additional information may be required upon review of the submittal documents.

This guideline is designed to show detailed information as it relates only to requirements as stipulated in the current City of Mesa Zoning Ordinance, Mesa City Code, and any zoning entitlements applicable to the property.

Plans shall not be submitted for review until any necessary entitlement processes as required by the Zoning Ordinance are completed. Plans submitted prior to the completion of the entitlement process require written approval from the Planning Director and Building Official, and a copy of approval for concurrent review shall be provided with the permit application and submittal documents.

Plans submitted as part of these requirements shall provide adequate construction details or drawings to demonstrate compliance with any related building codes.

GENERAL REQUIREMENTS	
<input type="checkbox"/>	If any plans are sealed by a registered professional then must be Arizona registrant, and seal shall be legible, current and include the registrant’s expiration date. Include any/all supporting documents or reports.
<input type="checkbox"/>	Provide park approval or Home Owners’ Association approval. Approval is required prior to issuance of City Permit.
<input type="checkbox"/>	Provide a valuation for the project including cost of materials and labor.
<input type="checkbox"/>	Construction of patio enclosures and storage sheds shall comply with any existing variances, Special Use Permits, Zoning cases or other modifications to Chapter 34 of the Zoning Ordinance on file for the park. These approvals are park specific and not transferrable from one park to another.
SITE PLAN	
<input type="checkbox"/>	Drawn to scale. Show all property lines and dimensions, easements, right of way dimensions from center of street or alley, and location of existing dwelling. Proposed addition, detached building, or area of remodel clearly noted and dimensioned.
<input type="checkbox"/>	Setbacks labeled and measured from each property line to all existing and proposed structures or additions.
<input type="checkbox"/>	Clearly label and dimension the required parking space on the site plan; minimum of 1 space measuring 9’ x 18’ is required. Also identify driveway location and materials. Paved parking is required in RV Parks and Subdivisions.

<input type="checkbox"/>	Patio enclosures at RV Parks and Subdivisions per Mesa Zoning Ordinance 11-34-2(A)2:
<input type="checkbox"/>	Aggregate floor area, of all enclosed RV accessory structures shall be limited to 520 square feet, including storage rooms (attached or detached) and patio enclosures
<input type="checkbox"/>	Maximum size of storage shed not to exceed 120 Square feet. Maximum height shall not exceed 10 feet above grade when detached, or finished floor when attached. If detached, it must be located in the rear ¼ of space with a minimum separation of 6 feet from the RV or any structure attached to the RV.
<input type="checkbox"/>	Storage shed may be attached to patio enclosure.
<input type="checkbox"/>	Show and dimension the area of any exterior raised deck, and stairs. Stairs shall not encroach into required minimum parking area.
	FLOOR PLAN
<input type="checkbox"/>	Provide a noted and dimensioned floor plan of the enclosure area. Also identify the existing adjacent park model or recreational vehicle.
<input type="checkbox"/>	Identify the location of the existing emergency egress from the adjacent bedroom.
<input type="checkbox"/>	Access to the emergency egress window/door from the RV or park model bedroom may not be obstructed.
<input type="checkbox"/>	Interior partitions may be used to accommodate laundry, bath and toilet facilities only. Identify use of area within partitions. Bedrooms are not permitted.
<input type="checkbox"/>	Provide the following note on floor plan: "Patio enclosure shall not be used for sleeping purposes."
<input type="checkbox"/>	Removal of siding from the park model is prohibited unless approved by the manufacturer or an engineer.
<input type="checkbox"/>	Structural modification of a door or window opening at the park model or recreational vehicle is prohibited unless approved by the manufacturer or an engineer.
<input type="checkbox"/>	Provide at least 33% of the surface area of the front elevation of the patio enclosure or Arizona Room shall be open. Openings are to be of screen mesh, plastic, or 1/8" glass (insulated glass and dual pane windows are acceptable).
<input type="checkbox"/>	Identify the dimensions of all windows and doors at the enclosure or shed.
<input type="checkbox"/>	Tempered or safety glass is required for any glazing located within 24" of a door opening, if the bottom edge of such glazing is less than 60" above the adjacent walking surface (56" in bathrooms), or if the exposed bottom edge of the glass is less than 18" above the floor.
<input type="checkbox"/>	The front wall may contain a solid knee wall not more than 32 inches above a finished floor.
<input type="checkbox"/>	Exterior doors and windows shall comply with Security Ordinance #5086.
<input type="checkbox"/>	Water closets shall be located in a clear space not less than 30" wide (15" from center of water closet on each side). Provide 24" clear space in front of the water closet (R.307.1)
	ELEVATIONS
<input type="checkbox"/>	Provide four-sided elevations of patio enclosure or Arizona Room. The elevation should show how the enclosure will look when completed. Provide front, rear and side elevation views showing the new enclosure area(s) and the existing park model or recreational vehicle.
<input type="checkbox"/>	Identify all existing and proposed exterior finishes including wall materials/siding, roof finishes, etc. Identify the size of all new windows and doors.

<input type="checkbox"/>	Identify the height of the enclosure from grade or slab to top of awning or roof. Also, separately identify the height of raised floor area and height of wall/roof above raised floor.
FRAMING PLANS	
<input type="checkbox"/>	Enclosure is to be a self-supported structure. Bearing on park model or any structural connection to awning is prohibited. Attachment may be for weatherproofing only.
<input type="checkbox"/>	All roof materials shall be lightweight aluminum or other non-combustible material. Conventional roof framing may be used when a minimum of 6 feet of clearance is provided to any adjacent structures and are completely self-supported.
<input type="checkbox"/>	Provide a roof framing plan if enclosure is constructed with conventional framed roof system. Identify all roof framing materials including rafters, ceiling joists, sheathing, ceiling board. Identify all spans and spacing of joists/rafters. Identify all ridge beams, beams at openings, or headers.
<input type="checkbox"/>	Provide a ceiling framing plan if enclosure has a framed ceiling under a metal awning.
<input type="checkbox"/>	For new metal awnings, Insulated Roof Panels, or other alternative roof systems, identify the ICC evaluation report number or provide engineered plans including span tables.
<input type="checkbox"/>	Show support for ceiling fan. Provide detail of existing support.
<input type="checkbox"/>	Provide a floor framing plan if enclosure is built on a raised deck. Identify all spans, spacing of floor joists, type and size of joists, type and size of beams, pony wall details, etc.
<input type="checkbox"/>	Provide floor ventilation complying with R408.1 for raised deck. Show opening and/or approved mechanical means.
<input type="checkbox"/>	Provide typical wall section if conventional framing is used in wall construction (wall section should include method of attachment to concrete, ie: redheads @ 48" o/c; shot pins @ 32" o/c, etc.).
<input type="checkbox"/>	Where enclosure is permitted to be constructed with less than 6' separation from lot line, enclosure wall less than 6' from lot line shall be a 1-hour fire rated wall. Provide typical wall section showing how the 1-hour wall is constructed.
<input type="checkbox"/>	All wood in contact with concrete shall be pressure treated or decay-resistant lumber.
<input type="checkbox"/>	Provide footing detail and foundation plan if enclosure is built with a conventional roof system. (Footings are not required if enclosure is built under an aluminum awning).
ELECTRICAL/PLUMBING/MECHANICAL	
<input type="checkbox"/>	The following items may be shown and noted on the floor plan if all information is shown legibly and clearly noted. Or, provide a separate noted electrical or plumbing plan to explain.
<input type="checkbox"/>	If no utilities (including electric or plumbing) will be installed, provide a note on floor plan stating "No Utilities Included."
<input type="checkbox"/>	Show the location of all new or existing outlets in the enclosure and/or storage shed, if any. If provided, all outlets shall be GFCI. Exterior outlets shall be GFCI and weatherproof.
<input type="checkbox"/>	Show the location of any new or existing light fixtures within the enclosure and outside of exterior doors.
<input type="checkbox"/>	Note the location of the required smoke detector. A smoke detector shall be installed in each room within a patio enclosure. Smoke detector shall be hardwired with battery back-up.
<input type="checkbox"/>	Show location of electrical sub-panel. New sub-panels are to have a minimum of 2 wires plus ground and isolated neutral. Sub-panels cannot be located in a bathroom or closet. Sub-panels must have a minimum of 36" clear space in front of panel.

<input type="checkbox"/>	All electrical outlet boxes in a 1-hour fire rated wall must be 1-hour boxes, steel, or listed plastic.
<input type="checkbox"/>	Show the location of electrical pedestal on the site plan.
<input type="checkbox"/>	Power for the enclosure or storage shed, and for the a/c-heat must come directly from the pedestal.
<input type="checkbox"/>	Provide ventilation in bathroom by means of an open-able window or installation of a mechanical exhaust fan. (M1507).
<input type="checkbox"/>	Dryers shall vent directly to the outside.
<input type="checkbox"/>	Show any natural gas, LP tanks and appliances, existing or proposed. Show how combustion air and venting is provided.
<input type="checkbox"/>	Washer drains to be minimum 1 ½" with 2" trap; 18"-30" stand pipe (P3201.7) Soil vent termination to be per P310.3, minimum 6" through roof and painted with water base paint.
<input type="checkbox"/>	Provide pressure balance on thermostatic mixing valve type control valves for all shower and tub-shower combinations (P2903.2)
<input type="checkbox"/>	All interior metallic piping in enclosure and shed shall be bonded.
<input type="checkbox"/>	Vacuum breaker required at hose bib.
SUPPORTING DOCUMENTS:	
<input type="checkbox"/>	Flood plain certification from Maricopa County Flood Control District for properties located within a designated flood zone.